



Entrance Hall

Lounge

Kitchen

Downstairs Cloakroom

Family Bathroom

Landing

Bedroom 1

Bedroom 2

Bedroom 3

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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

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Wh
WOODCOCK HOLMES



54 Willesden Avenue
Peterborough, PE4 6EB
£190,000



54 Willesden Avenue

Peterborough

PE4 6EB

The ideal First Time Buy or Investment Purchase, this freehold house benefits from plenty of space and is in a good condition throughout. Close to local amenities, Brotherhoods shopping centre, travel links and available with No Forward Chain - this is a must view!

• NO FORWARD CHAIN

• WALKING DISTANCE TO BROTHRHOODS SHOPPING CENTRE

• THREE BEDROOMS

• GOOD SIZED KITCHEN

• FOUR PIECE FAMILY BATHROOM

• DOWNSTAIRS CLOAKROOM

• UPVC DOUBLE GLAZED

• GAS CENTRAL HEATING

• GARAGE

• PRIVATE GARDEN

Viewings: By appointment

£190,000

- ENTRANCE HALL

UPVC double glazed door to front, stairs to first floor, access to living room.
- LIVING ROOM

10'9" x 13'11"

UPVC double glazed window to front, radiator.
- KITCHEN

10'11" x 6'6" (6'1" x 13'7")

L-shaped kitchen area with uPVC double glazed window and single door to the rear garden. The kitchen is fitted with a matching range of base and eye level units with fitted worktops and splashback tiles behind.
- CLOAKROOM

Low level WC.
- FOUR PIECE FAMILY BATHROOM

Four piece suite with walk in double shower cubicle, low level WC, wash hand basin, bath, radiator and tiled surround.
- FIRST FLOOR LANDING

Fitted carpet, access to all bedrooms.
- BEDROOM 1

11'1" x 14'0"

UPVC double glazed window to front, radiator.
- BEDROOM 2

11'0" x 8'10"

UPVC double glazed window to rear, radiator.
- BEDROOM 3

8'2" x 7'8"

UPVC double glazed window to rear, radiator.
- OUTSIDE

The rear garden is enclosed, laid with lawn and patio space leading up to a garage to the rear of the plot.



SURROUNDING AREA

Walton is a residential area of Peterborough and benefits from being close to local amenities including a Primary School, Secondary School, local shops, Doctor's Surgery, Hairdressers and a good bus route to the Peterborough City Centre.

TENURE

Freehold - For sale by private treaty.

FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

SERVICES

Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.
All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.
None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION

If you are considering this property for BUY TO LET purposes, please call our Property Management team on 01733 209573. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	59	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC